



32 The Fairway, Flackwell Heath
£725,000

32 The Fairway

Flackwell Heath, High Wycombe

A spacious detached family home in this popular road which is a short walk to the village centre and Juniper Hill combined school. Entrance porch, Entrance hall, Cloakroom, Sitting room, Dining room, Utility room/Breakfast room, Conservatory, Family room/Bedroom 4, Kitchen, Three bedrooms, Dressing room/Study, Balcony, Family bathroom, Gas central heating, Double glazing, Garage and parking, Garden. NO CHAIN.

Council Tax band: F Tenure: Freehold

Entrance porch : Windows to front and side, door to hall

Entrance hall : Radiator, wall thermostat, wooden flooring

Cloakroom : Low level W.C., wash hand basin, window to side

Sitting room : Wall mounted gas flame effect fire, two radiators, stairs to first floor, wooden flooring, two wall light points, window to front, double doors to Dining room

Dining room : Radiator, window to rear

Utility/Breakfast room : 'Belfast sink' with tiled splash back and cupboard under, space and plumbing for washing machine, radiator, fitted storage cupboards, window to rear

Conservatory : With tiled flooring, door to garden

Family room/Bedroom 4 : Two radiators, windows to front and rear





Kitchen : Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge, space for freezer, wall mounted Glow worm gas fired central heating boiler, space and plumbing for dishwasher, down lighters, under stairs storage cupboard with fuses and electric meter, window to side

First floor

Landing : Access to loft space

Bedroom 1 : Two radiators, fitted wardrobe, window to rear, door to Dressing room

Dressing room/Study : Radiator, window to rear

Bedroom 2 : With a range of fitted wardrobes, radiator, window to front, door to BALCONY

Bedroom 3 : Radiator, window to front

Bathroom : Suite comprising panelled bath with shower over, low level W.C., wash hand basin, heated towel rail, airing cupboard housing foam clad hot water cylinder , Dimplex electric heater, tiled walls, shelved storage cupboard, window to side

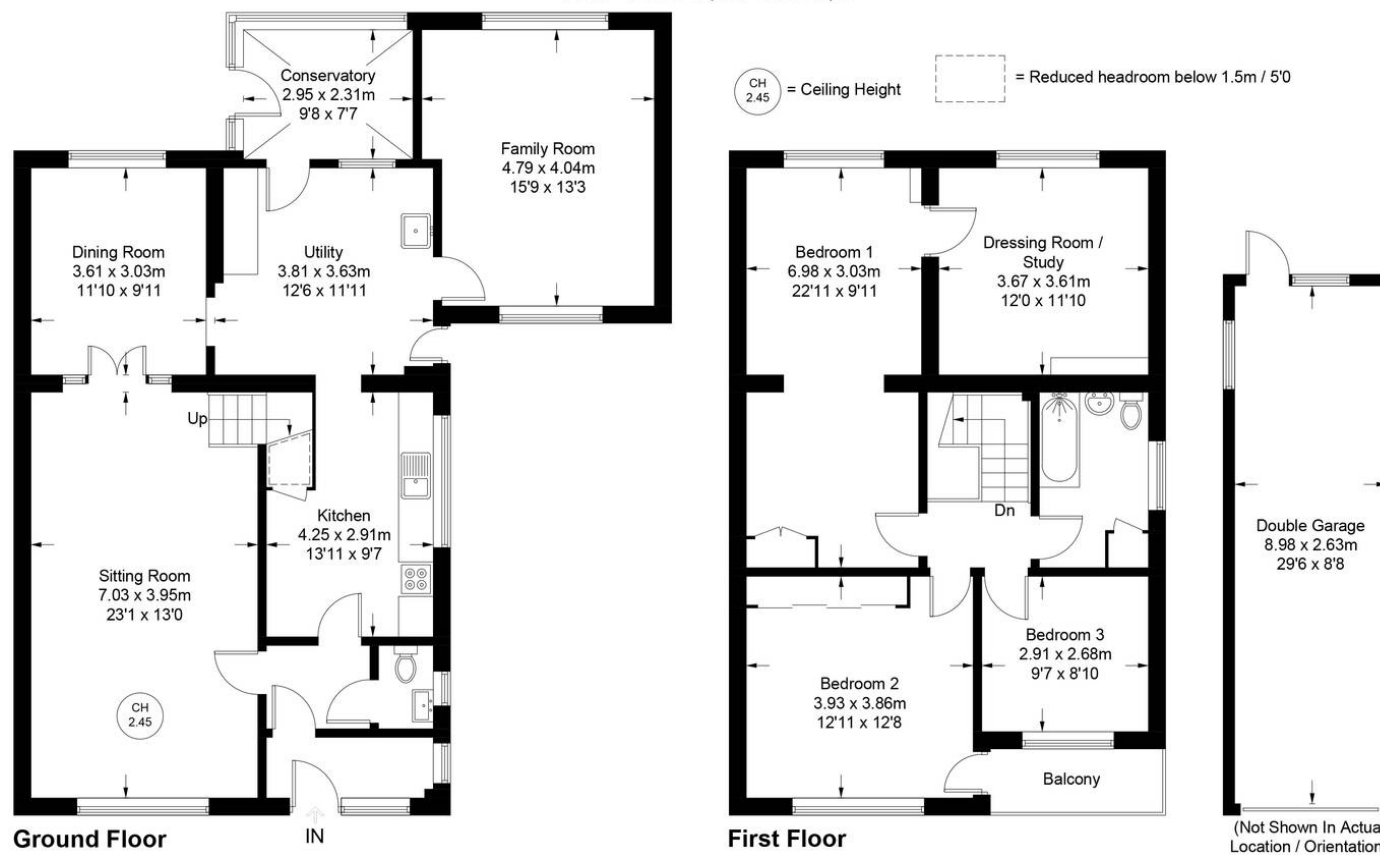
Front garden/Parking : A block paved driveway provides parking. The remainder is laid to lawn. There is a further parking space in front of the garage

Rear garden : The garden enjoys a sunny south easterly facing aspect with a paved patio which leads to a lawn with flower and shrub borders. There is a metal shed and access to the rear of the garage. All is enclosed by panelled fencing, with gated side access. The garden extends to 37' x 43'.

Double length Garage : With metal up and over door, light and power, windows to side and rear, door to garden



Approximate Gross Internal Area
 Ground Floor = 103.4 sq m / 1113 sq ft
 First Floor = 73.2 sq m / 788 sq ft
 Double Garage = 23.8 sq m / 256 sq ft
 Total = 200.4 sq m / 2157 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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